

**9/9 Kirkham Hill Terrace, Maylands, WA 6051**



**Unit For Sale**

Tuesday, 26 March 2024

9/9 Kirkham Hill Terrace, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Unit**



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**From \$489,000**

Welcome home to this fully renovated, light-filled two-bedroom, one-bathroom unit in Maylands. Originally constructed in 1977, the unit holds a spacious 68 square meterage (approx.) including two large bedrooms, a spacious open plan living and dining area, and modern kitchen. With a window looking out to the city from the kitchen, and on to the Swan River from the living area and exterior yard, you can settle in comfortable to enjoy the picturesque 'painting' of a view. Currently rented out, this unit poses a great ongoing investment opportunity, with ability to move in down the line. There is a lot to love about this unit, but even better is seeing it in real life - book a viewing today!

**Property Highlights:-**  
Two-bedroom, one-bathroom unit built in 1977- Internal living space of approx. 68 square meters- Positioned privately towards the rear of the complex- Modern kitchen with double sink, gas cooking, views to city- Split system air conditioning to living area- Stylish floorboards, throughout living/dining area- Mirrored built in robe to main bedroom- Allocated parking space

**Investor Summary:-** This property is currently leased at \$520 per week until April 2024- Market rent for 9/9 Kirkham Hill Terrace is approximately \$550 per week- Based on a purchase price of \$500,000 and market rent, the estimated gross annual rental yield is 5.74% - HouseSmart Real Estate is highly active in Maylands and the surrounding areas, and can provide high-quality property management services throughout the duration of sale and beyond.

**Complex Highlights:-** Visitors parking bays- Undercover parking bays- Rates of approximately \$x per quarter

The whole house has been renovated since the property's build, and is now complete with a modern kitchen design, as well as many contemporary features throughout. The interior of the apartment is light filled and designed to have an open, bright design, to make the home feel spacious. The flooring to the living and kitchen area is a stylish laminate floorboard look, seamlessly joining the living areas together. There is lots of room for you to spread out and enjoy the room. Towards the back end, there is a sliding door, which opens out to the rear yard, and allows a view of the river right from the moment you walk in to the room. The kitchen has been renovated with and is now complete with a modern design of white cabinetry and a black benchtop, overhead cupboards, and a stainless steel sink. There is also an electric oven and cooktop, so you can easily cook up your favourite meals. The window here has a beautiful view, from which you can see the CBD and the Swan River. Imagine making dinner here with the sunset in the background!

Both bedrooms in the home are quite a nice size. For storage, the main bedroom has a mirrored built in robe to put your clothes and other goods. The second bedroom can easily be used as a study or a guest room. Nearby is the bathroom, which has full-wall tiling with a marble design, as does the laundry area. The shower has a deep base which prevents spillage.

Outside of the unit, there is the exterior yard, which looks out over the river. There is a paved section here which you can put down some chairs to sit and make the most of the view. Walking outside of the home, you have reserves nearby where you can stretch your legs, or walk down to the river which has pathways along it where you can go for a run or walk. Maylands Peninsula Primary School is short approx. 4 minute drive, Coles Maylands approx. 3 minutes, and Maylands Train Station at approx. 4 minutes drive. There are plentiful cafe's, restaurants, and bars all surrounding the area to, so you can enjoy the lifestyle on offer!

This apartment is not only situated in an alluring location, but it is completed with a renovated interior and amazing internal design, suitable to move in or rent out - for a high estimated rental yield. There is a lot to love about this home, which has been well looked after and can continue to provide a fair investment - make sure that you don't miss out!